

**Cleveland Township Planning Commission**

**Cleveland Township Hall, Leelanau County, Michigan**

**Draft Regular Minutes, November 3, 2021**

1. **Call to Order:** Chair Manikas called the regular meeting to order at 7:00 PM  
**Roll Call:** Chair Dean Manikas, Vice Chair Kim Hayes, Secretary Paul Stowe, Board Rep Todd Nowak, and Commissioner Travis Stein.
2. **Consideration of the Agenda:** Accepted as presented.
3. **Public Comment:** None
4. **Pronouncement of any Conflict of Interest:** None declared
5. **Consideration of September 1, 2021 Regular Planning Commission Minutes:** Members reviewed the minutes and approved as amended. **MOTION BY HAYES AND SECOND BY STEIN TO ACCEPT THE MINUTES AS AMENDED. Motion passed 5-0.**
6. **Report by Chair:**
  - a. County planning department workshop regarding right to farm, attended by Chair Manikas and Zoning Administrator Valentine III.
  - b. Shared what is protected by the Right to Farm statute and what is not covered; a “shield not a sword” for agriculture. Informs our work on agritourism ordinance.
7. **Reports and Correspondence by Members:** None
8. **Report by Zoning Administrator:**
  - a. September 2021
    1. Four Land Use Permits issued – residential storage building, portable shed, residential garage, new home with attached garage.
    2. Visited proposed and permitted building sites.
  - b. October 2021
    1. Four Land Use Permits issued – new driveway, new home with attached garage, guest home, lean-to addition.
    2. People living in campers and pole barns at 7601 S Stachnik Road. Alerted Health Department and they contacted the property owner.
    3. Palmer wood parking area and its users becoming a nuisance.
    4. Visited proposed and permitted building sites.

5. Noted that at the right to farm meeting it was stated you can say that you are a farm but you have to be able to prove it to have the equipment present on the property.

9. **Continuing Business:**

- a. **Master Plan Review, community survey construction** – Sent out the draft that had been put together from the notes. Discussed draft survey and current questions, new items to add, and what to include from prior survey, including the following items:

1. Start with a list of items, what items are/where important to property owners; add a comment section for other. What are the highest priority items?
2. Stick with the current issues or items that we know are the highest priority?
3. Some things have already been passed to address the prior survey, may want to indicate this. Does addressing these items now make them less important?

4. Short-Term Rentals section

- a) If no, change to - give them a section to explain, and then send to next section of questions.
- b) Add map link to zoning districts question.
- c) Add questions – Should there be a limit to the number of rental days allowed per year? Should there be a limit to the number of guests per stay?
- d) Add additional comments.

5. Agritourism section

- a) Drop camping/accommodations from description.
- b) Remove “ie. farm stays” from question one.
- c) Format no/maybe response the same as short-term rentals no answer.
- d) Add question – What types of agritourism should be allowed? Wedding venues/events, breweries/meaderies/wineries, camping (4 sites or less), farm stay, bed and breakfast, recreation (hay rides, x-skiing, corn maze), other (text box).
- e) Add question – Should agritourism only be allowed on working farms? Yes/No.
- f) Add question – Would you agree with the definition of working farm to mean “excerpt from agritourism draft?” Yes/No, if no, text box.
- g) Add Questions – Include limit to number of days and guests questions, similar to the short-term questions.
- h) Add additional comments.

6. Campgrounds

- a) 5 or more sites

7. Housing

- a) Change question – Do the current housing opportunities meets the needs of the township residents?

10. **New Business: Master Plan Agriculture, Objective 1, Action Step 2**
11. **Public Comment:** None
12. **MOTION TO ADJOURN BY NOWAK AND SECOND BY STEIN. Motion passed 5-0.**
13. **Adjournment at 9:06 PM.**